



# Downtown Norfolk Transit Oriented Development

Norfolk's new light rail system began operation on August 18, 2011. The 7.4-mile line runs from the Eastern Virginia Medical Center through downtown and along a rail corridor parallel to Interstate 264 to Newtown Road at the Virginia Beach city line. Norfolk is the smallest city in America to build such a transit system. Work-week ridership for the first six months of operation averaged 4,650 a day – far exceeding the original FTA projection of 2,900 and proving light rail to be a viable transportation alternative. The cost of light rail - \$317 million dollars – makes it the least expensive light rail system built on a per mile basis in recent times in this country.



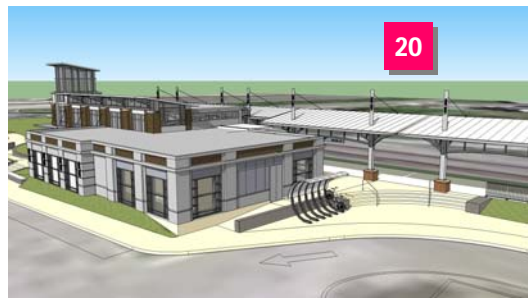
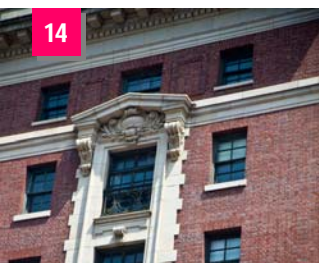
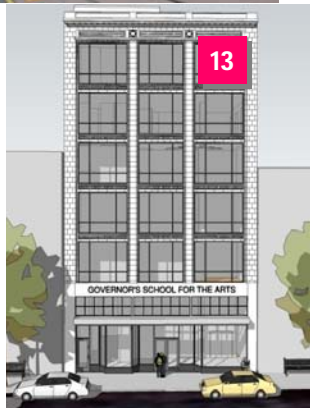
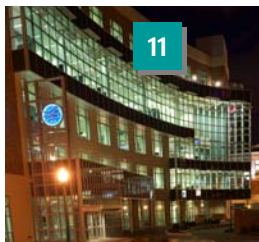
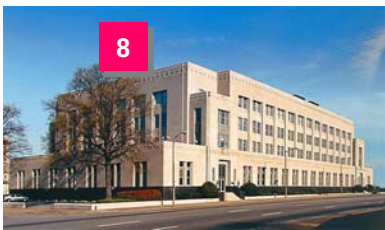
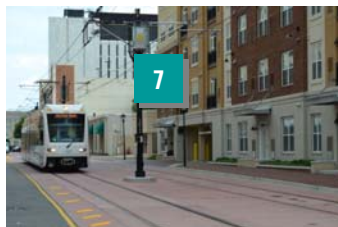
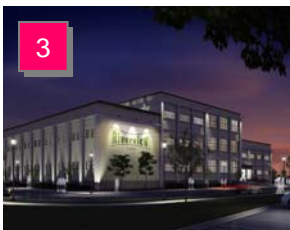
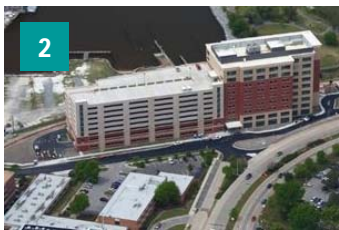
Norfolk Department of Development 500 East Main Street Suite 1500 Norfolk, VA 23510 757.664.4338



Under Development / Construction



Recently Completed



1. Downtown Tunnel/Midtown Tunnel Project
2. Fort Norfolk Plaza - \$70 million investment; medical office building
3. Riverview Lofts - \$16 million investment
4. \$80 million EVMS Research and Education Building – four-story 100,000 square foot facility, opened in August 2011
5. Chrysler Museum of Art – \$24 million investment; renovations will include the addition of two wings and updates to every gallery. The Glass Arts Building opened November 2011; state of the art 7,000 square foot facility.
6. The Renova Center – new cardiac-based full spectrum service with 40 employees; \$2 million investment
7. Belmont at Freemason – Luxury apartments 100% occupancy
8. Federal Courthouse -future expansion site
9. Wells Fargo Center: 250,000 SF office, 121 apartments, 50,000 SF retail, 1800 parking spaces (2 garages), approx. \$180 million. AECOM recently relocated into a single location on the 15<sup>th</sup> floor.
10. Virginia Arts Festival Building - \$7.5 million investment; opened August 2010
11. TCC Student Center - \$17.6 million investment; opened in Spring 2011. First community college student center in Virginia.
12. Urban Outfitters – 3 story renovation of historic building, largest retailer on Granby street. Opened July 2012
13. Governor's School for the Arts– consolidation of several facilities into one multi-disciplined center; \$9.6 million investment.
14. Rockefeller Apartments - \$22 million investment by US Development; conversion of former Union Mission into apartments
15. MacArthur Memorial Expansion - \$6 million expansion
16. Slover Library - \$64 million state-of-the-art technological library; groundbreaking held April 2012.
17. Town Point Park - major renovations completed in 2011
18. Waterside – RFP resulted in two proposals for redevelopment
19. Consolidated Courts Complex – \$123.3 million project; groundbreaking held January 2012; will house the General District, Circuit, and Juvenile and Domestic Relations Courts
20. Passenger rail from Harbor Park to Richmond and Washington, D.C. will begin by the end of December 2012. A new \$3 million train station will be complete by summer 2013.



www.norfolkdevelopment.com

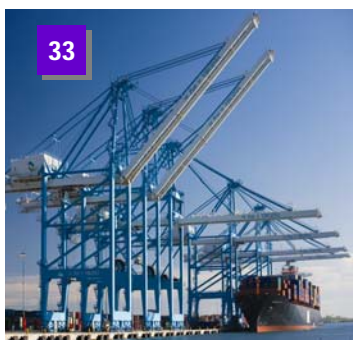
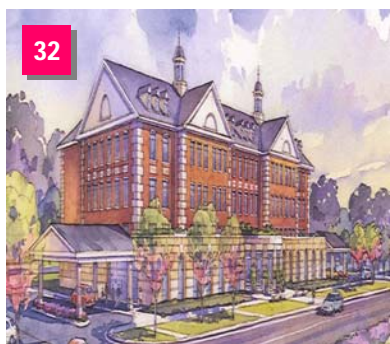


# Norfolk Strategic Development Beyond Downtown

Under Development / Construction

Recently Completed

Strategic Asset



- 21 Virginia Renaissance Center – Purchased in 2011 by Jacoby Group; Belgium-based Katoen Natie (KTN) will establish a warehouse and distribution center, investing \$10.5 million.
- 22 Norfolk State University Student Center – 80,800 square foot, three story brick and aluminum structure built behind the existing Godwin Student Center
- 23 Kroc Center - \$80 million state of the art community center located in the Broad Creek community; broke ground in October 2011.
- 24 Sentara Leigh Hospital – completed \$20.5 million in renovations in 2010; additional \$126 million expansion will increase hospital size by more than 40%, with completion planned by 2016.
- 25 Military Highway ULI study September 2012
- 26 New Chick-fil-A - \$2.2 million investment; will add 75 new jobs
- 27 Ace Hardware – 12,000 square foot retail store located on Monticello Avenue between 26<sup>th</sup> and 27<sup>th</sup> Street; \$3.5 million investment.
- 28 Virginia Zoo – recently completed Asia Exhibit, 500,000 visitors; Animal Hospital and Wellness Center in planning stages
- 29 District at ODU – new apartment development for ODU students
- 30 University Village – Mixed use amenities for ODU students
- 31 Innovation Research Park – 200,000 square feet of R&D
- 32 DePaul Hospital – new medical office building planned for phase II, with plans to build and open a new 124-bed hospital by 2014.
- 33 Virginia International Terminals – Virginia Port Authority location
- 34 Norfolk Collegiate School Fine Arts \$8.5 Million Performing Center
- 35 Suburban Park Shopping Center – Harris Teeter flagship store to open spring/summer 2014; \$18 million investment; creation of 125 new jobs
- 36 Midtown Shopping Center - \$1.2 million investment will include all new storefronts and the demolition of the shopping center overhang, replacing it with a cloth canopy
- 37 Naval Station Norfolk – world's largest naval station
- 38 Central Business Park – City owned park with new Police Precinct
- 39 East Beach – Home of Tidewater Builders Association Fall Homearama 2012 ; 100 acre residential bay front development valued at more than \$313 million dollars
- 40 Lake Wright East – Corporate park available for development

